

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
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**Project Name:** Robert Patrissi  
5 Townhomes  
1305 N.E. 2 Street

**Case #:** 22-R-02

**Date:** 2/26/02

**Comments :**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. This design shall provide for reconstruction of the public sidewalks and a new driveway to the public street for proposed units per Section 47-20.13.A.
3. All sidewalks in drive locations shall be a minimum thickness of six (6) inches.

Provide a utility design for review prior to requesting final DRC authorization.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Poinciana Place

**Case #:** 22-R-02

**Date:** 2-26-02

**Comments:**

- 1) Fire sprinkler system appears to be required at permit. since the units are not separated by fire division walls and not fee simple under the SFBC. Under the new Florida Building Code they would also require a fire sprinkler system.
- 2) Flow test required.
- 3) Show fire main, hydrants, DDC and FDC on civil plans.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Robert Patrissi & Joe Barra/  
Poinciana Place

**Case #:** 22-R-02

**Date:** February 26, 2002

**Comments:**

No apparent interference will result from this plan.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Robert Patrissi & Joe Barra/Poinciana  
Place

**Case #:** 22-R-02

**Date:** 2/26/02

**Comments:**

1. 50% of the street trees should be shade trees, unless there are conditions such as overhead powerlines, that would prevent this.
2. Provide a tree protection detail on the plans for existing trees to remain.
3. Provide a list on the plan of the existing trees and palms on the site, and their disposition (whether or not to remain, relocate, or remove).
4. Indicate any utilities that would affect proposed planting, such as overhead powerlines, on the Landscape Plan.

Other comments may be made at meeting.

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**Division:** Planning

**Member:** Donald Morris  
828-5265

**Project Name:** Poinciana Place Townhomes

**Case #:** 22-R-02

**Date:** February 26, 2002

**Project Description:**

The petitioners propose to construct five (5) townhouse units in the RC-15 zoning district. Residential developments of five (5) units or more require Level II Site Plan Review (DRC).

**Comments:**

1. It is strongly recommended that these plans be presented to representatives of the Victoria Park Civic Association.
2. Provide a text narrative that includes information on the security system, hours of the various service and maintenance operations, and solid waste disposal system.
3. Provide a point-by-point text narrative of how this proposal meets the Development Review Criteria requirements of Section 47-25.
4. Indicate in narrative that these units will be sold fee simple.
5. Provide a copy of the most current recorded plat and amendments for the proposed site. Contact Broward County Planning to determine if platting is required.
6. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
7. Provide color and materials information or samples for all exterior surfaces and indicate on all plans.
8. Show five (5) foot easements along the front and rear property lines on site plan pursuant to Section 47-18.33 (B)(5)(a) and (c).
9. All private drives shall comply with engineering standards (47-20.5 (B)).

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10. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
11. Indicate location of opaque and non-opaque fencing on the site plan. Fences shall comply with fence requirements as stipulated in Section 47-18.33 (B)(9).
12. Show alley width and adjacent structures with use labels on site plan and landscape plan.
13. Alley improvement (scraping, re-grading and re-graveling) will be required along the entire length of the block. Discuss standards with engineering representative.
14. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb and gutter, curb cuts, and sidewalks). Discuss standards with engineering representative.
15. A recorded maintenance agreement will be required with this development.
16. The structure height along east and west property lines shall conform to the step back requirement stipulated in Section 47-18.33 (B)(5)(d).
17. Additional comments may be forthcoming.

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Division: Police

Member: C. Cleary- Robitaille  
828-6419

Project Name: Poinciana Place

Case #: 22-R-02

Date: 2-26-02

**Comments:**

Impact resistant glass/materials is recommended on all first floor glass.

Owners/ tenants should be encouraged to install glass-breaking sensor systems.

Adequate lighting is essential to all units, particularly to all entrances located on the north side of the property. The north side alleyway offers both opportunity and privacy for illegal activity.

Unit #4 is vulnerable on all sides due to its deep setbacks. What type of lighting will be implemented on the grounds to provide adequate illumination of theses target areas?

Please submit comments in writing prior to sign-off.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Robert Patrissi & Joe Barra/  
Poinciana Place

**Case #:** 22-R-02

**Date:** 2/26/02

**Comments:**

1. Discuss provisions for a sidewalk along the pedestrian easements from the public sidewalk on N.E. 2<sup>nd</sup> Street to the townhouse units facing the alley with the applicant and Planning Representative.
2. In accordance with Section 47-18.33.B.5.D portions of the townhouse structure adjacent to the side yards shall be setback one (1) foot additional for each one (1) foot over twenty two (22) feet. (Roof deck railings/safeguards).
3. A five (5) foot recorded pedestrian/utility easement shall be provided for the front, side and rear yards in accordance with Section 47-18.33.B.5 prior to issuance of a Certificate of Occupancy.
4. Entrance requirements within the RC-15 districts only, any principal structure's façade facing a public right-of-way shall be considered the front façade for those units. Each unit must have, on the front façade, its own principal entrance. The entrance shall be a roofed concrete landing a minimum of three (3) feet by five (5) feet and shall be of architectural design and material similar to and integral with the principal structure in accordance with Section 47-18.33.B.6.
5. A recorded maintenance agreement is required in accordance with Section 47-18.33.B.11 prior to the issuance of a Certificate of Occupancy.
6. Additional comments may be forthcoming at the DRC meeting.